WARRANTY DEED

BW-20050094

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00.

Nikki Kemp
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th DAY OF April, 2005.

Notary Public

(Affix Seal)

My Commission Expires: 3-26-07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
118 Seaboard Lane, Suite 102
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID:
Mark Greenberg and wife, Renee L. Greenberg	Same	053-08.0 044.00
1312 Bryan Street		
Old Hickory, TN 37138		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SIDNEY PROPERTY INVESTMENTS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MARK GREENBERG AND WIFE, RENEE L. GREENBERG, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 179 on the Plan of Section "C", Village of old Hickory, as of record in Book 1424, page 66, Register's Office for Davison County, Tennessee, and Lot No. 179-A on the Plan of Section "C-1, Village of Old Hickory, of record in Book 1424, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description of said lots.

Being the same property conveyed to Sidney Property Investments, LLC, from Danion Sidney, an unmarried man by Quitclaim Deed dated November 8, 2002 and recorded November 21, 2002 in Instrument #20021121-0144815, Register's Office for Davidson County, Tennessee.

This is (X) improved property know as 1312 Bryan Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 13th day of April, 2005:

Sidney Property Investments, LLC
By Dainon Sidney, President

Davidson County DEEDWARR
Recvd: 04/19/05 14:46 1 pgs
Fees:13.00 Taxes:377.40
20050419-0043571

State of Tennessee)
County of Williamson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Dainon Sidney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (or other officer authorized to execute the instrument) of Sidney Property Investments, LLC the with in named bargainor, a limited liability company, and that such president or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as President.

Witness my hand and seal this13th day of April, 2005.

NOTARY SIGNATURE

Notary Expires: 6-26-07